



# MATTHEW JAMES

Property Services



## 38 Dartmouth Road, Coventry, CV2 3DQ

Offers Over £285,000

\*\*\* This stunning three-bedroom semi-detached property is an outstanding turn-key home, ready for you to move straight in\*\*\* Having undergone significant modernisation, this property offers a perfect blend of contemporary living and comfort. Nestled on Dartmouth Road in the sought-after Wyken area of Coventry.

As you enter, you are greeted by a bright and welcoming hallway that sets the tone for the rest of the home. The living room is bathed in natural light, creating a warm and inviting atmosphere. The heart of the home is the stylish kitchen and dining area, featuring modern white gloss units, an integrated double oven, electric hob, dishwasher, and stainless steel sink with mixer tap and integrated waste disposal. French doors lead you out to the rear garden. Upstairs, the master bedroom is both spacious and bright, complete with built-in wardrobes. The second bedroom is a generous double, also featuring built-in storage, while the third bedroom, currently utilised as an office, offers versatility for your needs. The re-fitted shower room is a modern delight, boasting a walk-in shower and his and hers vanity wash hand basins with convenient storage underneath.

Outside, the rear garden is a true oasis, featuring a decking area and a laid lawn, all while being not overlooked at the rear, ensuring your privacy. Additionally, the property includes a versatile outbuilding, currently serving as an office but suitable for various uses, complete with a power supply. To the front the property benefits from off-street parking for multiple cars and an EV charging point.

This home is conveniently located near local shops, amenities, and highly regarded primary and secondary schools. This property is sure to impress, and early viewing is highly recommended to avoid missing out on this beautiful home.

## Driveway



## Upstairs Landing



## Entrance Hallway



## Bedroom One

13'10 x 11'02 (into wardrobes) (4.22m x 3.40m (into wardrobes))



## Living Room

15'9 x 11'2 (4.80m x 3.40m)



## Bedroom Two

11'11 x 8'5 (3.63m x 2.57m)



## Kitchen/Dining

20'2 x 8'2 (6.15m x 2.49m)



## Bedroom Three

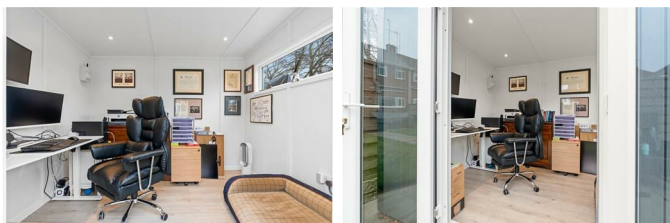
11'2 x 5'11 (3.40m x 1.80m)



## Utility Room

## Outbuilding/ Office

12'0 x 8'0 (3.66m x 2.44m)



## Shower Room

8'4 x 7'8 (2.54m x 2.34m)



## Rear Garden

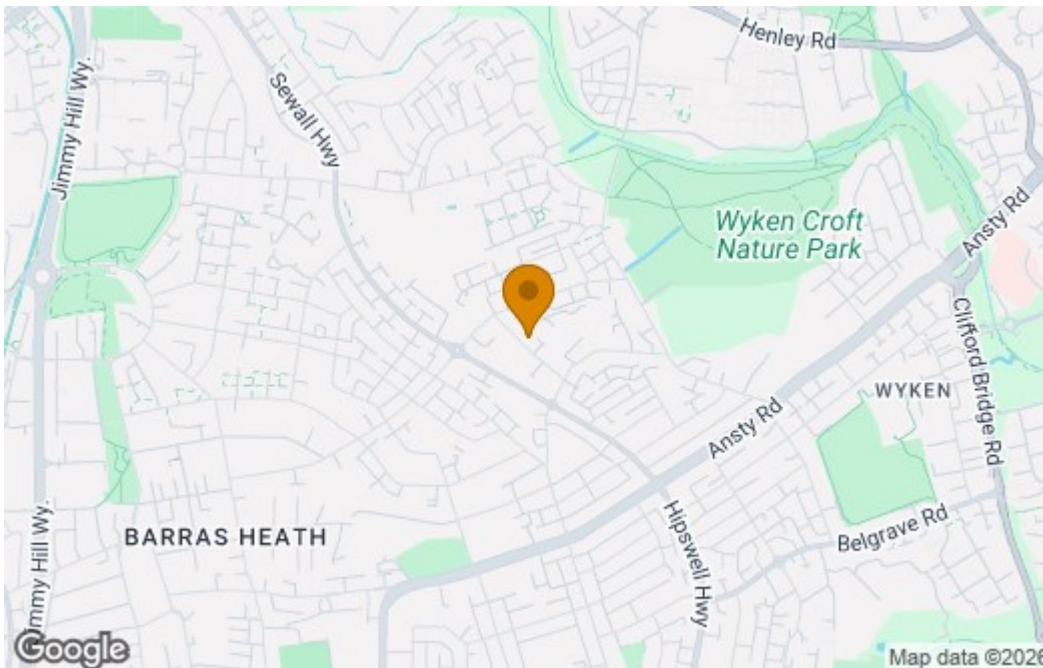


## Ariel View

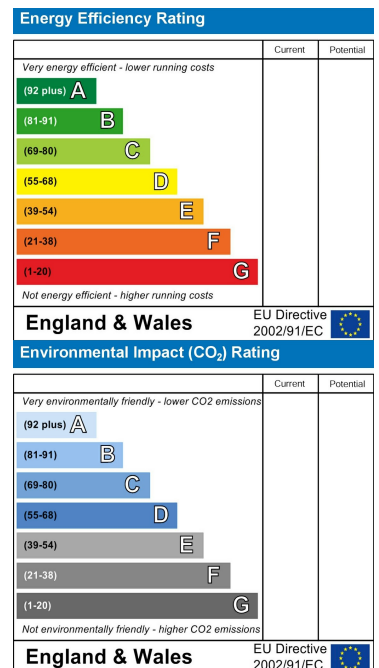


# Floor Plan

## Area Map




## Energy Efficiency Graph




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